SITE PLAN AMENDMENT
Amendment to Previously Approved Site Plan Application

Cover: Deadline, Request Type, Fees, and Mail Notice
Page 1: Applicant Information Sheet
Page 2: Required Documentation / Submittal Checklist
Page 3: Technical Specifications & Mail Notification Requirements
Page 4: Sign Application Supplement

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

☒ Parking Reduction

☒ Amendment to previously approved Site Plan Level II: Amended DRC
(Projects that have been previously approved by the Development Review Committee)

☐ Amendments to Site Plan Level III or IV Projects (<5%)
(Projects that have been previously approved by the Planning & Zoning Board and/or the City Commission)

☐ Amendments to Site Plan Level III Projects (>5%) PZB Approval
(Projects that have been previously approved by the Planning & Zoning Board)

☐ Amendments to Site Plan Level IV Projects (>5%) CC Approval
(Projects that have been previously approved by the City Commission)

$ 970.00
$ 750.00
$ 1,240.00
$ 2,330.00
$ 2,270.00

☐ Subject to City Commission Request for Review

MAIL NOTICE
Notice shall be in the form provided by the department and mailed on the date the application is accepted by the department. The names and addresses of homeowner associations shall be those on file with the City Clerk.

- REQUIREMENT: Mail notice of development proposal shall be provided to property owners within 500 feet of applicant’s property, as listed in the most recent ad valorem tax rolls of Broward County.
- TAX MAP: Applicant shall provide a tax map of all property within the required notification radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
- PROPERTY OWNERS NOTICE LIST: Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required notification radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties, as indicated on the tax roll.
- ENVELOPES: The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required notification radius, and mailing addresses must be typed or labeled; handwritten addresses will be accepted. Indicate the following return address on all envelopes: City of Fort Lauderdale, Urban Design & Planning, 700 NW 19th Avenue, Fort Lauderdale, FL 33311.
- DISTRIBUTION: City of Fort Lauderdale Urban Design & Planning will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.
## Site Plan Amendment - Applicant Information Sheet

**INSTRUCTIONS:** The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

**NOTE:** To be filled out by Department

**Case Number:** R18017

**Date of complete submittal:**

**NOTE:** For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

<table>
<thead>
<tr>
<th>Property Owner's Name</th>
<th>1055 N FEDERAL LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Owner's Signature</td>
<td>If a signed agent letter is provided, no signature is required on the application by the owner.</td>
</tr>
<tr>
<td>Address: City, State/Zip</td>
<td>3634 NW 2 AVE MIAMI FL 33127</td>
</tr>
<tr>
<td>Email Address:</td>
<td><a href="mailto:CCRUSH@CRUSHLAW.COM">CCRUSH@CRUSHLAW.COM</a></td>
</tr>
<tr>
<td>Phone Number:</td>
<td>354 522 2010</td>
</tr>
<tr>
<td>Proof of Ownership:</td>
<td>Warranty Deed or Tax Record</td>
</tr>
</tbody>
</table>

**NOTE:** If AGENT is representing OWNER, notarized letter of consent is required.

<table>
<thead>
<tr>
<th>Applicant's Name:</th>
<th>Crush Law, P.A. - Courtney Callahan Crush</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant's Signature:</td>
<td></td>
</tr>
<tr>
<td>Address: City, State/Zip</td>
<td>333 N New River Dr. E, Suite 1500, Fort Lauderdale, FL 33301</td>
</tr>
<tr>
<td>Email Address:</td>
<td><a href="mailto:CCRUSH@CRUSHLAW.COM">CCRUSH@CRUSHLAW.COM</a></td>
</tr>
<tr>
<td>Phone Number:</td>
<td>354 522 2010</td>
</tr>
<tr>
<td>Letter of Consent Submitted:</td>
<td>YES</td>
</tr>
</tbody>
</table>

**Development / Project Name:** The Dale Hotel

**Development / Project Address:** Existing: 1055 N Federal Highway

**Legal Description:** LAKE PARK UNIT 1 23-36 & LOT 1 LESS N 710.91 & LESS THAT PT AS DESC IN DB 729/115 & LESS ST RD R/W

**Tax ID Polls Numbers:**

| For all Polls in development | 4942 36 09 0030 |

**Request / Description of Project:** Renovation of existing hotel with addition of accessory building and a parking reduction.

**Total Estimated Cost of Project:** $ (including land costs)

**NOTE:** Parking fees are assessed and collected at time of permit for each new hotel room and dwelling unit type.

**Estimated Parking Fee:** $ 

**Current Land Use Designation:** Commercial

**Proposed Land Use Designation:** Commercial

**Current Zoning Designation:** B-1

**Proposed Zoning Designation:** B-1

**Current Use of Property:** Hotel/Restaurant/ Bar/ Meeting Space

**Number of Residential Units:** 145 Hotel Rooms

**Non-Residential SF (and Type):** 6,953 (Lobby)

**Total Bldg. SF (before additions and parking):** 51,548 SF

**Site Adjacent to Waterway:** Yes [x] No

**Dimensional Requirements**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size (SF / Acreage): N/A - Existing Building</td>
<td>102,726 SF / 2.35 Acres</td>
</tr>
<tr>
<td>Lot Density: N/A - Existing Building</td>
<td></td>
</tr>
<tr>
<td>Lot Width: N/A - Existing Building</td>
<td>45' - 7.75'</td>
</tr>
<tr>
<td>Building Height (Feet / Levels): 150'</td>
<td>36' - 37.3 Levels</td>
</tr>
<tr>
<td>Structure Length: N/A - Existing Building</td>
<td>496' - 8'</td>
</tr>
<tr>
<td>Floor Area Ratio: N/A - Existing Building</td>
<td>0.60</td>
</tr>
<tr>
<td>Lot Coverage: N/A - Existing Building</td>
<td>30%</td>
</tr>
<tr>
<td>Open Space: N/A - Existing Building</td>
<td>64.796 SF</td>
</tr>
<tr>
<td>Landscape Area: N/A - Existing Building</td>
<td>16.035 SF</td>
</tr>
<tr>
<td>Parking Spaces: 1 Per Room / 145</td>
<td>102</td>
</tr>
</tbody>
</table>

**Setbacks (indicate direction N.E.S.W.)**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front [E]: 5'</td>
<td>26'-6&quot;</td>
</tr>
<tr>
<td>Side [N]: 0</td>
<td>58'-7&quot; (Existing)</td>
</tr>
<tr>
<td>Side [S]: 0</td>
<td>51'-10&quot; (Existing)</td>
</tr>
<tr>
<td>Rear [W]: 15'</td>
<td>57'-4&quot; (Existing)</td>
</tr>
</tbody>
</table>

*Updated: 5/7/2023*
Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:
- Completed application (all pages filled out as applicable)
- Proof of ownership (warrant deed or tax record), including corporation documents if applicable
- Property owners signature and/or agent letter signed by the property owner.
- Address verification letter (954-282-5233)
- Traffic study for projects that trigger vehicular trip threshold (See ULDR Sec. 47-24, contact Engineering Rep re: methodology)
- Color photographs of the property and surrounding properties, dated, labeled and identified as to orientation, may be submitted by applicant to aid in project analysis.

The following number of Plans:
- Five (5) signed and sealed sets at 24" x 36" (2 of which will be applicant's retain submittal sets and 1 copy retained for record by UD&P and Engineering)
- One (1) electronic version of complete application and plans in PDF format

Plan sets should include the following:
- Narrative describing project specifics, to include: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, etc. Narrative response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Narratives must be on letterhead, dated, and with author indicated.
- Cover sheet including project name and table of contents.
- Land Use and Zoning maps indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- Current survey(s) of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal.
- Most current recorded plat including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. Note: Not required for Change of Use applications.
- Aerial photo indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Plans “A” thru “H” with all elements as listed under Technical Specifications.
  A. Site Plan
  B. Details*
  C. Floor Plans (typical floor plan may be submitted for like floors)
  D. Building Elevations*
  E. Additional Renderings*
  F. Landscape Plans*
  G. Photometric Diagram*
  H. Engineering Plans*

*Only required for Change of Use applications if proposed changes affect the plans, otherwise latest approved plans from Property Records may be submitted if showing current conditions.

NOTES:
- All plans and documents must be bound, stapled and folded to 8 ⅛" x 11";
- All copy sets must be clear and legible and should include any graphic material in color;
- For examples of project narratives, site plan data tables, and renderings required as part of the application, please refer to the "Submittal Reference Book" available at the Urban Design & Planning office or on the City's website: http://www.fortlauderdale.gov/planning_zoning/dev_applications.htm;
- Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details;
- If proposing residential, public School Concurrency Verification Letter from the Broward County School Board (754-321-8350) will be required prior to Planning & Zoning Board, City Commission or final DRC submittal;
- If applicable, additional copies of plan submittal will be required for Planning & Zoning Board and/or City Commission review and approval, once application is determined complete and ready for processing.

Applicant's Affidavit
I acknowledge that the Required Documentation and Technical Specifications of the application are met:

Print Name: Courtenay Callahan Crush
Signature: [Signature]
Date: [Date]

Staff Intake Review
For Urban Design & Planning Division use only:

Date: [Date]
Received By: Nicholas Kalargyros
Tech. Specs Reviewed By: Nicholas Kalargyros
Case No.: R18017

Updated: 3/7/2015
Addendum: DRC Parking Reduction  <<if applicable>>

For Site Plan Applications including a Parking Reduction ONLY
Pursuant to ULDR Section 47-24.2, applicant must provide the following.

A. DOCUMENTS

1. An 8½” x 11” general vicinity map scale of not less than one (1) inch equals five hundred (500) ft., identifying the parcel proposed for the parking reduction and, if at a different location, the parcel that the parking will serve and all lots located within a seven hundred (700) ft. radius of the parcel to be served by the proposed parking facility and the parcel which will be used for parking. The map shall identify existing zoning and residential uses within the 700 ft. area.

2. A site plan at a scale of not less than one (1) inch equals forty (40) ft. showing the parcel that the parking facilities are intended to serve, and if parking is off-site, the parcel which will be used for parking; all existing and proposed improvements on the parcels including buildings, landscaped and paved areas; and an ingress/egress plan showing all walkways and drives that will be used for pedestrian and vehicular access in the development.

3. Identification of one or more of the criteria provided in Sec. 47-20.3, which the applicant submits as the basis for a parking reduction. (See B. Criteria)

4. A parking study, which documents and supports the criteria submitted by the applicant for a parking reduction. The parking study shall be certified by a state licensed engineer, architect, landscape architect or AICP Planner, and shall document the existence of certain facts related to the projected use of the parking facility and its relationship to surrounding rights-of-way and properties. The methodology for conducting the study shall be submitted for review and approval by the City Engineer. It shall include, but not be limited to the week and day the study will be conducted, the number of days and duration of the study, and the time intervals and locations for data collection.

B. CRITERIA Applicant must show that the request meets the following criteria:

1. Adequacy Requirements, as provided in Sec. 47-25.2

2. The use, site structure or any combination of same, evidences characteristics which support a determination that the need for parking for the development is less than that required by the ULDR for similar uses; or

3. There is a public parking facility within seven hundred (700) ft. of the parcel which the parking is intended to serve along a safe pedestrian path as defined by this Sec. 47-20.4, which spaces may be used to provide parking for applicant’s property without conflict with the need for public parking based on a report by the Department which includes a report by the City’s Parking Manager and City Engineer. This criterion shall not be available for a parking reduction in the Central Beach District; or

4. If the application is based on two (2) or more different users sharing the same parking spaces at different hours, that the peak hour(s) for each use will be at different hours; or

5. If the application is based on two (2) or more different users sharing same parking spaces at the same time because one use derives a portion of its customers as walk-in traffic from the other use, that the two or more uses will share the same users; or

6. Restrictions will be placed on the use of the property or actions will be taken such as providing company vans for car pooling or employees and patrons, or consistent use of mass transit will reduce the need for required parking and there are sufficient safeguards to ensure the restriction, action, or both, will take place; or

7. Any combination of 1) through 4) above; and

8. In addition to the criteria provided above, that any alternative parking arrangement proposed will be adequate to meet the needs of the use the parking will serve, and that reducing the required parking will be compatible with and not adversely impact the character and integrity of surrounding properties.

The Development Review Committee may require the application to be reviewed by an independent licensed professional engineer contracted by the City, to determine whether the parking study supports the basis for the parking reduction request.

The cost of review by the City’s consultant shall be reimbursed to the City by the applicant. For Planning and Zoning Board submittal only, the applicant shall also provide fifteen (15) copies of a report by the City Engineer, City Parking Manager and City Planner regarding the Parking Reduction application.
The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

### Property Assessment Values

**Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.**

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building / Improvement</th>
<th>Just / Market Value</th>
<th>Assessed / SOH Value</th>
<th>Tax</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>$2,568,150</td>
<td>$3,982,350</td>
<td>$6,550,500</td>
<td>$6,550,500</td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td>$2,568,150</td>
<td>$3,982,350</td>
<td>$6,550,500</td>
<td>$6,550,500</td>
<td>$147,830.45</td>
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<tr>
<td>2016</td>
<td>$2,568,150</td>
<td>$3,982,350</td>
<td>$6,550,500</td>
<td>$6,550,500</td>
<td>$151,612.69</td>
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</tbody>
</table>

### 2018 Exemptions and Taxable Values by Taxing Authority

- **County**
  - Just Value: $6,550,500
  - Portability: 0
  - Assessed/SOH: $6,550,500
  - Homestead: 0
  - Add. Homestead: 0
  - Wid/Vet/Dis: 0
  - Senior: 0
  - Exempt Type: 0
  - Taxable: $6,550,500

- **School Board**
  - Just Value: $6,550,500
  - Portability: 0
  - Assessed/SOH: $6,550,500
  - Homestead: 0
  - Add. Homestead: 0
  - Wid/Vet/Dis: 0
  - Senior: 0
  - Exempt Type: 0
  - Taxable: $6,550,500

- **Municipal**
  - Just Value: $6,550,500
  - Portability: 0
  - Assessed/SOH: $6,550,500
  - Homestead: 0
  - Add. Homestead: 0
  - Wid/Vet/Dis: 0
  - Senior: 0
  - Exempt Type: 0
  - Taxable: $6,550,500

- **Independent**
  - Just Value: $6,550,500
  - Portability: 0
  - Assessed/SOH: $6,550,500
  - Homestead: 0
  - Add. Homestead: 0
  - Wid/Vet/Dis: 0
  - Senior: 0
  - Exempt Type: 0
  - Taxable: $6,550,500

### Sales History

<table>
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<tr>
<th>Date</th>
<th>Type</th>
<th>Price</th>
<th>Book/Page or CIN</th>
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<tbody>
<tr>
<td>5/15/2017</td>
<td>SW*-D</td>
<td>$13,750,000</td>
<td>114390853</td>
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<td>10/7/2014</td>
<td>SW*-E</td>
<td>$8,250,000</td>
<td>112574620</td>
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<td>10/23/2012</td>
<td>SWD-D</td>
<td>$3,860,000</td>
<td>49193 / 1136</td>
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<tr>
<td>9/23/1998</td>
<td>WD</td>
<td>$4,000,000</td>
<td>29872 / 1060</td>
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<tr>
<td>12/1/1985</td>
<td>TD*</td>
<td>$2,475,000</td>
<td>14006 / 109</td>
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</tbody>
</table>

* Denotes Multi-Parcel Sale (See Deed)

### Land Calculations

- **Price**: $25.00
- **Factor**: 102.726
- **Type**: SF
- **Adj. Bldg. S.F. (Card, Sketch)**: 53762
- **Units**: 148
- **Eff./Act. Year Built**: 1981/1966

### Special Assessments

<table>
<thead>
<tr>
<th>Fire</th>
<th>Garb</th>
<th>Light</th>
<th>Drain</th>
<th>Impr</th>
<th>Safe</th>
<th>Storm</th>
<th>Clean</th>
<th>Misc</th>
</tr>
</thead>
<tbody>
<tr>
<td>03</td>
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<td></td>
</tr>
</tbody>
</table>
December 8, 2017

Jeff Modarelli
City Clerk
100 N. Andrews Avenue
City of Fort Lauderdale, FL 33301

Re: Property Located 1055 N. Federal Highway in the City of Fort Lauderdale, Florida (the "Property")

Dear Mr. Modarelli,

Crush Law, P.A., specifically Courtney Crush and Jason Crush are authorized to represent 1055 N Federal LLC for the purpose of pursuing developmental rights in the City of Ft. Lauderdale for the Property.

Sincerely,

[Signature]
Daniel Pena Giraldi
1055 N Federal Highway LLC

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this ___ day of December 2017, by Daniel P. Giraldi who is:

Personally known to me X
OR Produced Identification
Type of Identification Produced

(SEAL)

[Notary Public, State of Florida]
Print, type or stamp name of notary
My Commission Expires: 08-7-18
ADDRESS VERIFICATION SHEET
Contact: George Sutcavage Tel. 954-828-5233
E-mail: gsutcavage@fortlauderdale.gov

Project Address: 1055 N Federal Hwy 33304

Previous Address: 1055 N Federal Hwy

Notes: Existing - Renovations to existing site

Folio # 494236090030

Legal Description: Lake Park Unit 1 23-36B
Lot 1 less 710.91 and less Pt Desc. in DB
729/115 and less R/W

DRC #

Authorized Signature: [Signature]

Date: 12/07/17
Contents:

Section 1: Project Description
Section 2: Comprehensive Plan Compliance
Section 3: Sec. 47-6.2, Intent and Purpose of B-1 district
Section 4: Sec. 47-6.10, Permitted uses
Section 5: Sec. 47-6.20, Dimensional Reqs. of the B-1 District
Section 6: Sec. 47-20, Parking Requirements
Section 7: Sec. 47-25.2, Adequacy Requirements

Section 1: Project Description

The property is an existing 145 room hotel with accessory restaurant, meeting facilities, gym and pool located at 1055 N Federal Highway, Fort Lauderdale, Florida (the “Property”). Applicant seeks approval from the City for an expansion of use to increase Applicant’s customer amenities to be located closer to Federal Highway with an expanded interior pool area (the “Application”). A renovation of the existing hotel façade to be more contemporary is also proposed. Accompanying the site plan amendment is a companion parking reduction application seeking to provide the appropriate number of parking spaces for the hotel rooms and guest amenities.

Section 2: Comprehensive Plan Compliance

This application meets the goals, policies and objectives of the City’s Comprehensive Plan (the “Plan”) as articulated in part in the Community Business (“B-1”) zoning district regulations set forth in Section 47-6 of the City’s Unified Land Development Regulations (the “ULDR”). This application is also consistent with the permitted uses, spirit, and intent set forth in the B-1 district and the ULDR.

Section 3: Sec. 47-6.2, Intent and Purpose of B-1 district

Sec. 47-6.2(B) of the City’s ULDR states:

Boulevard Business District is intended to provide for the location of commercial business establishments dependent upon high visibility and accessibility to major trafficways, in a manner which maintains and improves the character of the major arterials of the city through landscaping and setback requirements. The B-1 district limits certain uses which could have a detrimental effect on abutting residential neighborhoods if these uses were permitted to exist without certain standards being met. The B-1 district is located primarily on major trafficways.

This application meets the intent and purpose of B-1 district when Applicant proposes the addition of hotel accessory uses and an improved pedestrian experience along a major trafficway.
This application further meets the intent and purpose of B-1 district since the Property subject to this application is located on a collector street which facilitates both vehicular and pedestrian traffic.

Section 4: Sec. 47-6.10, Permitted uses

Pursuant to section 47-6.10 of the city’s ULDR, the existing hotel and its amenities is the permitted principal structure of the Property. This Application requests expansion of hotel amenities which are permitted in B-1.

Section 5: Sec. 47-6.20, Dimensional Reqs. B-1 District

<table>
<thead>
<tr>
<th></th>
<th>B-1</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum height (ft.) Note B</td>
<td>150’</td>
<td>36’</td>
</tr>
<tr>
<td>Minimum lot size</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Minimum lot width</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Maximum FAR</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Minimum front yard (ft.)</td>
<td>5’  20’</td>
<td>26’6”</td>
</tr>
<tr>
<td>Minimum corner yard (ft.)</td>
<td>5*</td>
<td>N/A</td>
</tr>
<tr>
<td>Minimum side yard (ft.):</td>
<td></td>
<td></td>
</tr>
<tr>
<td>When contiguous to residential property</td>
<td>10’</td>
<td>N/A</td>
</tr>
<tr>
<td>All others</td>
<td>None</td>
<td>N: 58’7” S: 61’10”</td>
</tr>
<tr>
<td>Minimum rear yard (ft.):</td>
<td></td>
<td></td>
</tr>
<tr>
<td>When contiguous to residential property</td>
<td>15’</td>
<td>N/A</td>
</tr>
<tr>
<td>All others</td>
<td>20’</td>
<td>57’4”</td>
</tr>
</tbody>
</table>

Note A: Dimensional regulations may be subject to additional requirements, see Section 47-23, Specific Location Requirements, and Section 47-25, Development Review Criteria.

Note B: East of the Intracoastal Waterway, height for all districts is limited to one hundred twenty (120) feet.

* Where the height of a building in a business zoning district exceeds nine (9) feet measured from the ground floor elevation, that portion of the building may extend into the front yard area.
Sec. 47-23, Specific Location Requirements

Sec. 47-23.5. Business and industrial districts.
No buildings or structures shall be located closer than thirty (30) feet to the centerline of an abutting street. This application complies with sec. 47-23.5.

Section 6: Sec. 47-20, Parking Requirements

Pursuant to section 47-20, Applicant is required to provide additional parking spaces for the existing hotel and the amenities and has included a parking study for the existing and proposed uses under a shared parking analysis as part of this application pursuant to section 47-20.3

Section 7: Sec. 47-25.2, Adequacy Requirements

A. Applicability. The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.

The Property is platted.

B. Communications network. Buildings and structures shall not interfere with the city’s communication network. Developments shall be modified to accommodate the needs of the city’s communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city’s communication network within the development proposal.

Acknowledged.

C. Drainage facilities. Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2 1/2) inches of runoff from the impervious surface whichever is greater.

Acknowledged.

D. Environmentally sensitive lands.
1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:

a. Broward County Ordinance No. 89-6.
b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.

c. Broward County Ordinance No. 84-60.

2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

Acknowledged.

E. Fire protection. Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

Acknowledged.

F. Parks and open space.
1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.

2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.

The Project does not entail a residential component and does not meet the standards in the ULDR to warrant the provision of additional parks.

G. Police protection. Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

Police protection service is available to service the people and property located in and around the Site. If improvements are necessary, then such improvements will be made in conjunction with Crime Prevention Through Environmental Design (CPTED).

H. Potable water.
1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.
2. Potable water facilities.
   a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.

   Acknowledged.

   b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.

   Acknowledged.

   c. Where the county is the projected service provider, a similar written assurance will be required.

   Acknowledged.

I. Sanitary sewer.
1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.

   Acknowledged.

2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.

   Acknowledged.

3. Where the county is the projected service provider, a written assurance will be required.

   Acknowledged.

4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

   Not applicable.
J. Schools. For all development including residential units, the applicant shall be required to mitigate the impact of such development on public school facilities in accordance with the Broward County Land Development Code or section 47-38C. Educational Mitigation, as applicable and shall provide documentation to the city that such education mitigation requirement has been satisfied.

No residential units are proposed as part of the proposed development for this project.

K. Solid waste.
1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.

2. Solid waste facilities. Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

Acknowledged.

L. Stormwater. Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

Acknowledged.

M. Transportation facilities.
1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.

Acknowledged.

2. Regional transportation network. The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county,
and Florida Department of Transportation traffic engineering standards and plans as applicable.

Acknowledged.

3. Local streets. Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

Acknowledged.

4. Traffic impact studies.
   a. When the proposed development may generate over one thousand (1,000) daily trips;

   or

   b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (1/2) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:

   i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.

   ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.

   iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
iv. A further detailed analysis and any other information that the review committee considers relevant.

v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city’s consultant shall be reimbursed to the city by the applicant.

vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

5. Dedication of rights-of-way. Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city’s comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

The need for the conveyance of property was not expressed by Broward County when the Property was platted.

6. Pedestrian facilities. Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

Acknowledged.

7. Primary arterial street frontage. Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

Acknowledged.

8. Other roadway improvements. Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

A Traffic Statement has been submitted.

9. Street trees. In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages
may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

Understood.

N. Wastewater.
1. Wastewater. Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

The expansion to the existing hotel will comply.

O. Trash management requirements. A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

Acknowledged.

P. Historic and archaeological resources.
1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

A letter from Broward County will be submitted prior to final DRC sign-off indicating whether the Site has an archaeological or historical significance.
Q. Hurricane evacuation. If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

A copy of the Broward County Emergency Management letter will be submitted prior to final DRC sign-off.
LAKE PARK-UNIT I
A SUBDIVISION IN BROWARD COUNTY, FLORIDA
WALTON DEVELOPMENT - CIVIL ENGINEER
SCALE (1" = 100') DATED NOVEMBER 1944

STATE OF FLORIDA
COUNTY OF EAST LAUDERDALE
I, WM. J. WALTON, CIVIL ENGINEER, do hereby certify that this plat of Lake Park-Unit I was approved and adopted for record by the City Commission of said City of Fort Lauderdale in and by ordinance No. 46.1 duly adopted at a regular meeting of said City Commission on the 21st day of Dec. A.D. 1945.

Approved for record this 21st day of Dec., A.D. 1945.

Approved for record this 21st day of Dec., A.D. 1945.

STATE OF FLORIDA
COUNTY OF EAST LAUDERDALE

WILLIAM J. WALTON, CIVIL ENGINEER, being duly sworn, do hereby certify that this plat of Lake Park-Unit I is a true and correct representation of the lands, platting and surveying hereon, that permanent reference monuments have been set as indicated by PsA, that the survey was made under my direction and is based and correct to the best of my knowledge and belief.

Filed at Fort Lauderdale, Florida this 21st day of Dec., A.D. 1946.

STATE OF FLORIDA
COUNTY OF BROWARD

This I certify that the Town of Parkes Beach in the City of East Lauderdale, Broward County, Florida, approved and accepted this plat of Lake Park-Unit I by resolution adopted this 21st day of Dec., A.D. 1946.

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L-3.1

TREE MITIGATION LIST

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### SITE PLAN DATA TABLE

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- **Existing**
- **Proposed**

### Number of Residential Units

- **Existing**: 140 units
- **Proposed**: 145 units

### Non-Residential SF (and Type)

- **Existing**: 6,893 (Indoor)
- **Proposed**: 17,045 (Indoor, Amenities)

### Residential SF (and Type)

- **Existing**: 64,591
- **Proposed**: 61,941

### Site Data

- **Total Bldg. SF**: 73,548
- **Existing**: 64,756

### Landscape

- **Existing**: 10,209 SF

### LANDSCAPE CODE

#### LEFT SIDE (DFT)

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### PLANT LIST

#### Existing

**Trees**

- **A.** Ailanthus altissima
  - Common Name: Tree of Heaven
  - Location: 200 ft / 60 ft DBH

**Plants**

- **A.** Ailanthus altissima
  - Location: 200 ft / 60 ft DBH

**Shrubs**

- **A.** Ailanthus altissima
  - Location: 200 ft / 60 ft DBH

**Vines**

- **A.** Ailanthus altissima
  - Location: 200 ft / 60 ft DBH

**Hedgerows**

- **A.** Ailanthus altissima
  - Location: 200 ft / 60 ft DBH

**Mature Distances**

- **A.** Ailanthus altissima
  - Location: 200 ft / 60 ft DBH

### LANDSCAPE DESIGN & PLANT LIST

- **Collaborative Independent, Inc.**
  - Location: 2347 SW 5th Street
  - Contact: info@collaborativeindependent.com

- **Marsh Kriplen**
  - Location: 1251 SW 20th Street
  - Contact: FL# 6667007 L-3-4

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- **PLANTING LEGEND & PLANT LIST**
  - Clarkson College
  - PL-3.4

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- **PLANTING LEGEND & PLANT LIST**
  - Clarkson College
  - PL-3.4
**TREE PROTECTION MATERIALS**

1. BARRIER SHALL BE COMPLETELY ENCLOSING MATERIAL, 48" MINIMUM HEIGHT.

2. ROOTS: ARE SIZED SUCH THAT THE root barrier MATERIAL PLUMB AND FLAT.

3. ACCESS: PROPERLY MAINTAINED CHEEKTAP.

4. GATE: SHALL PERMIT FREE PASSAGE OF AIR, WIND AND SHALL ACCEPT CONSTRUCTION TRAFFIC WITHIN PERMISSIBLE TRANSPORTATION.

5. MULCH WHERE AVAILABLE, USE CORRUGATED PROTECTED DRIPPIE IS X 4 FEET LONG, WITH PERFORATED CAP. FULL WITH MULCH HIRE PRA.